
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: August 2, 2006

SITE PLAN: **AFP-06-023**

TITLE: Liang Residence

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For a two story addition

ADDRESS: 511 Skidmore Boulevard

ZONE: RP-T (Medium Density Residential)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Property owner/Applicant: Cheng Yi Liang

STAFF PERSON: Allen Meyer, Planning Intern

Enclosures:

Staff Comments

Exhibit 1: Site Location map

Exhibit 2: Application

Exhibit 3: Mailing list

Exhibit 4: House location plat with proposed addition

Exhibit 5: June 13, 2006 (two story addition) approval letter from the Gateway Commons
Homeowners Association

Exhibit 6: Existing house photo

Exhibit 7: Right/rear elevation

Exhibit 8: After improvement photo-simulated exhibit showing proposed addition

Exhibit 9: Construction detail of addition

STAFF COMMENTS

This single family house is located at 511 Skidmore Boulevard in the Gateway Commons subdivision (Ex.1). The property is located in the RP-T (Medium Density Residential) Zone. The application (AFP-06-023) proposes to add a two story addition at the rear of the house (Ex.2).

The 12-foot by 22-foot two story addition (Ex. 8) is to have a shed roof with shingles to match those of the existing house, siding to match those on the house, and windows to match those on the house. The application has been approved by the Gateway Commons Homeowners Association (Ex.5) with the following condition: The owner is to notify management once construction has commenced and when it has been completed in order for an inspection to be performed. In the original submittal, staff was concerned about the lack of windows on the right elevation of the addition. The applicant has worked with staff and two additional windows will be installed on the right elevation.

Staff finds this application is in conformance with §§24-42,170 and 172 of the city's Zoning Ordinance and recommends approval, with the following condition:

1. Applicant is to comply with the condition of the Gateway Commons Homeowners Association.

AFP-06-023

511 Skidmore Boulevard

AFP-06-023.mxd • 02-Aug-2006 • AM



MD State Plane
HPGN NAD 83/91

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City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov

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AFP-06-023

90-27-06
8-2-06
FENGLD-Bayern, N. J.

City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336
plancode@gaitheburgmd.gov • www.gaitheburgmd.gov

per Kirk

AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-06-023
Date Filed	6-20-06
Total Fee	30000 PD

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name CHENGY2 LIANG
Street Address 511 Skidmore Blvd.
Zone _____ Historic area designation ☐ Yes ☒ No
Lot 0 Block E Subdivision Gateways Commons
Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name CHENGY2 LIANG
Street Address 511 Skidmore Blvd. Suite No. _____
City Gaithersburg, MD 20877 State _____ Zip Code _____
Daytime Telephone 301-330-8306

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Same Telephone _____
Architect's Maryland Registration Number _____ Suite Number _____
Street Address _____ State _____ Zip Code _____
City _____

Engineer's Name Same Telephone _____
Engineer's Maryland Registration Number _____ Suite Number _____
Street Address _____ State _____ Zip Code _____
City _____

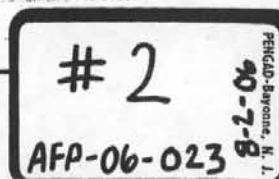
Developer's Name Same Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Same Suite No. _____
Street Address _____ State _____ Zip Code _____
City _____
Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
Name of previously approved Final Plan _____



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

See description on Residential Improvement
 Permit Application. Additional attachment
 of 1 floor with 12' x 22' size

7. PROJECT DETAIL INFORMATION**a. POPULATION CHANGES (if any)**

Changes in population estimated due to amendment.

Employee estimate: Total number _____

Total number per shift _____

Resident estimate: Total number _____

Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots		191	
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units	1	
b. Single Family Attached	# Units	1	
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

Choy Ling

CHENGYI LIANG

Applicant's Signature

Choy Ling

Date

6-20-06

Daytime Telephone _____

AFP-06-023 Gateway Commons-511 Skidmore Av.

CAROL A STOY
C/O CAROL ANN PETTIT
8305 PERSIMMON TREE RD
BETHESDA MD 20817

GATEWAY COMMONS HOA
20440 CENTURY BLVD #100
GERMANTOWN MD 20874

OCCUPANT
315 SWARTHMORE AVE
GAITHERSBURG MD 20877

OCCUPANT
317 SWARTHMORE AVE
GAITHERSBURG MD 20877

OCCUPANT
312 SWARTHMORE AVE
GAITHERSBURG MD 20877

OCCUPANT
100 GOUCHER TER
GAITHERSBURG MD 20877

OCCUPANT
309 SWARTHMORE AVE
GAITHERSBURG MD 20877

OCCUPANT
311 SWARTHMORE AVE
GAITHERSBURG MD 20877

OCCUPANT
313 SWARTHMORE AVE
GAITHERSBURG MD 20877

OCCUPANT
310 SWARTHMORE AVE
GAITHERSBURG MD 20877

OCCUPANT
100 BATES AVE
GAITHERSBURG MD 20877

OCCUPANT
102 BATES AVE
GAITHERSBURG MD 20877

OCCUPANT
104 BATES AVE
GAITHERSBURG MD 20877

OCCUPANT
106 BATES AVE
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101 BATES AVE
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OCCUPANT
103 BATES AVE
GAITHERSBURG MD 20877

OCCUPANT
105 BATES AVE
GAITHERSBURG MD 20877

OCCUPANT
503 SKIDMORE BLV
GAITHERSBURG MD 20877

OCCUPANT
505 SKIDMORE BLV
GAITHERSBURG MD 20877

OCCUPANT
507 SKIDMORE BLV
GAITHERSBURG MD 20877

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OCCUPANT
522 SKIDMORE BLV
GAITHERSBURG MD 20877

OCCUPANT
524 SKIDMORE BLV
GAITHERSBURG MD 20877

RACHEL L HURLEY
16617 SOUTH WESTLAND DR
GAITHERSBURG MD 20877

PC Tent Agenda for 2-Aug-06 Mtg.

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AFP-06-023

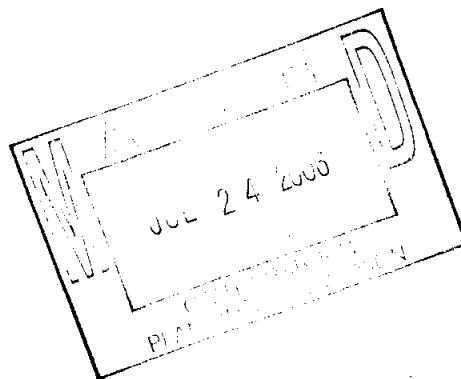
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8-2-06
N. 1

ROGER A & T L LEININGER
16625 S WESTLAND DR
GAITHERSBURG MD 20877

RONALD F & N J STAUDER
16605 SOUTH WESTLAND DR
GAITHERSBURG MD 20877

SERGE & C T DEMIDENKO
16613 SOUTH WESTLAND DR
GAITHERSBURG MD 20877

WALTER L & KIM M HARRIS
16221 S WESTLAND DR
GAITHERSBURG MD 20877

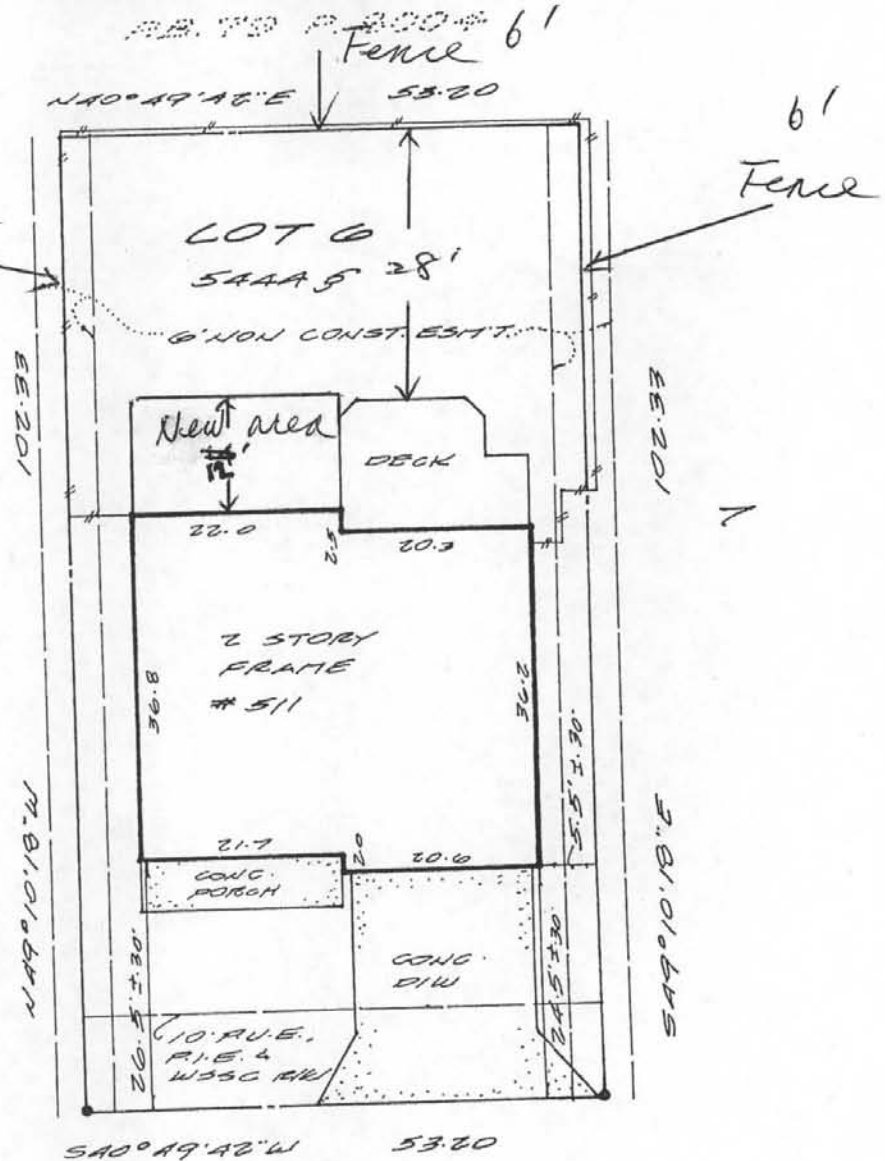


AFP-06-023



NOTE:

SETBACKS AS PER
APPROVED SITE PLAN



LOCATION DRAWING

LOT 6 BLOCK E

PLAT 2

GATEWAY COMMONS

SKIDMORE BOULEVARD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Stephen J. Wenthold
Stephen J. Wenthold, Maryland RLS Reg. No. 10767

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

Date: 11-18-96

Scale: 1" = 20'

Plat Book: 163

Plat No.: 18410

Work Order: 96-2789



Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 840-0025

Address: 511 SKIDMORE BOULEVARD

District: 9

Jurisdiction: MONTGOMERY COUNTY, MD.

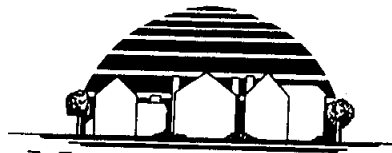
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90-2-8

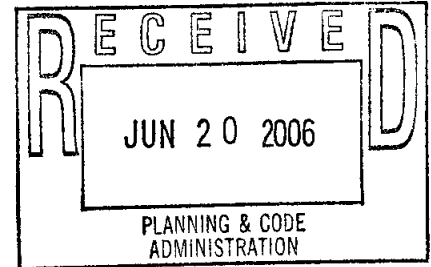
AFP-06-023



The Management Group
Associates, Inc.

A FULL SERVICE PROFESSIONAL PROPERTY MANAGEMENT COMPANY

June 13, 2006



Cheng Yi Liang
Yi Zhuge
511 Skidmore Boulevard
Gaithersburg, Maryland 20877

Dear Homeowners:

I am writing to you on behalf of the Architectural Control Committee (ACC) for the Gateway Commons Homeowners Association regarding an Architectural Change Request form you recently submitted to my office. Please be advised that the ACC has reviewed your application and is pleased to notify you that your request to build an addition in the rear of your home has been **APPROVED**. Please notify management once you commence with work on this project and when it has been completed in order for an inspection to be performed.

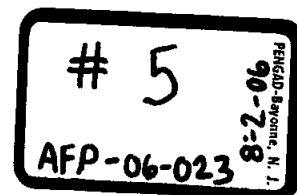
Enclosed please find a signed copy of your form. Please keep this copy with your other permanent records for the Association. Feel free to contact me if you require any additional information regarding the approval.

Sincerely,

Melissa Carroll

Melissa Carroll, Administrative Assistant
Gateway Commons Homeowners Association

/mc
Enclosure
GA: III6, H/O File
cc: ACC d-base



20440 Century Blvd. • Suite 100 • Germantown, Maryland 20874
(301) 948-6666 • 1-800-536-TMGA (8642) • FAX (301) 963-3856
E-Mail: tmgainc@tmgainc.com / www.themgmtgroup.com

MEMBER OF
community
ASSOCIATIONS INSTITUTE

GATEWAY COMMONS HOMEOWNERS ASSOCIATION APPLICATION FOR ARCHITECTURAL CHANGE

To: Architectural Control/Covenant Committee
20440 Century Boulevard, Suite 100
Germantown, Maryland 20874

RECEIVED APR 10 2006

From: CHENG YI LIANG

Address: 511 Skidmore Blvd.

Phone: Home: 301-330-8306

Work: 301-796-1695

Lot #: Gadchensburg, MD 20877

Directions:

The Declaration of Covenants requires that you submit to the Committee for approval all proposed exterior additions, changes or alterations to your house and lot. In order to be considered by the Committee, your application for architectural change must include:

- (1) The plans and specifications (including sketch, photo, catalog illustrations, etc.) showing the nature, kind, shape, color, height and materials; and
- (2) Copy of survey marked to show the location of the proposed change.

Upon receipt of a complete application, the Committee will decide whether to approve/disapprove the proposed change based upon a determination as to the proposed change's harmony of exterior design, color and location in relation to surrounding structures and topography, and conformity with the design concept of the subdivision. Applications that do not contain the required information do not constitute submittals under the Declaration of Covenants and will not be considered by the Committee.

Description of Proposed Change: (Please print or type)

Describe the proposed change to your house or lot. Please attach a continuation sheet should additional space be required to fully describe the proposed change.

I am planning to build an attachment in my back yard. This attachment has two floors counted from walkout basement and will connect to the existing wall. The original wall and structure in my house remain unchanged. The attachment is 14' x 22' and will be built on concrete foundation according to the building code. The outside will be vinyl siding which is the same material (same size and color) as the rest of my house. The first floor of attachment will be a green house and second floor will be a study room.

Acknowledgment by Neighbors of Proposed Change:

You are requested to obtain the signatures of the four (4) property owners who will be most affected by the proposed change. Signature by your neighbors indicates an awareness of your proposed change and does not constitute approval or disapproval on their part.

Name: EPHRAIM & PATRICIA NSIEN

Address: 509 Skidmore Blvd.

Lot: _____

Signature: Ephraim E. Nsien

Name: _____

Address: _____

Lot: _____

Signature: _____

Name: Mike + Anastasia Belonick

Address: 513 Skidmore Blvd.

Lot: _____

Signature: [Signature]

Name: _____

Address: _____

Lot: _____

Signature: _____

Property owners that object to the proposed change should independently contact the Committee in writing with the specific reason(s) for their objection.

(2)

Owner's Acknowledgment

I/We understand and agree:

1. that approval by the Committee shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, or other qualities of the proposed change being reviewed.
2. that approval by the Committee shall in no way be construed as to pass judgment on whether the proposed change being reviewed is in compliance with the applicable building and zoning codes of the county in which the property is located.
3. that approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Committee to disapprove such plans and specifications or design shall not be construed as a waiver of the right of the Committee to disapprove such plans and specifications, or any elements or features thereof, in the event such plans and specifications are subsequently submitted for use in any other instance.
4. that no work on this proposed change shall commence until written approval of the Committee has been received by me.
5. that there shall be no deviations from the plans, specifications and location approved by the Committee without prior written consent of the Committee.
6. that I authorize members of the Committee to enter upon my Property to make a routine inspection(s).
7. that construction or alterations in accordance with the approved plans and specifications must commence and be substantially completed within the time periods provided for in the Declaration of Covenants, otherwise the approval by the Committee shall be conclusively deemed to have lapsed and withdrawn.
8. that it is my responsibility and obligation to obtain all required building permits, to contact *Miss Utility* at 800-257-7777, and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.

Owner/Applicant Signature: Cheryl LiangDate: 3-30-06

Co-Owner/Applicant Signature: _____

Date: _____

Required Attachments: (1) The plans and specifications, including sketch, photo, catalog illustrations, etc.
 (2) Copy of survey marked showing location of proposed change.

FOR COMMITTEE USE ONLY:

Date received: 4/14/06

THE PROPOSED CHANGE IS (check one):

 Approved: ☒ Disapproved: _____ Not Considered (application not complete): _____

THE PROPOSED CHANGE IS SUBJECT TO THE FOLLOWING (if not, mark N/A):

Comments/Conditions: Roof of addition is to match existing roof of home in color and style. Siding of addition is to match existing siding on home in color and style. Homeowner to notify board management company when work commences and when work is completed for inspections.

By: Cheryl Liang Date: 5/15/06
 Authorized Signature

Before home improvement project

AFP-06-023

RECEIVED
JUN 20 2006
PLANNING & CODE
ADMINISTRATION



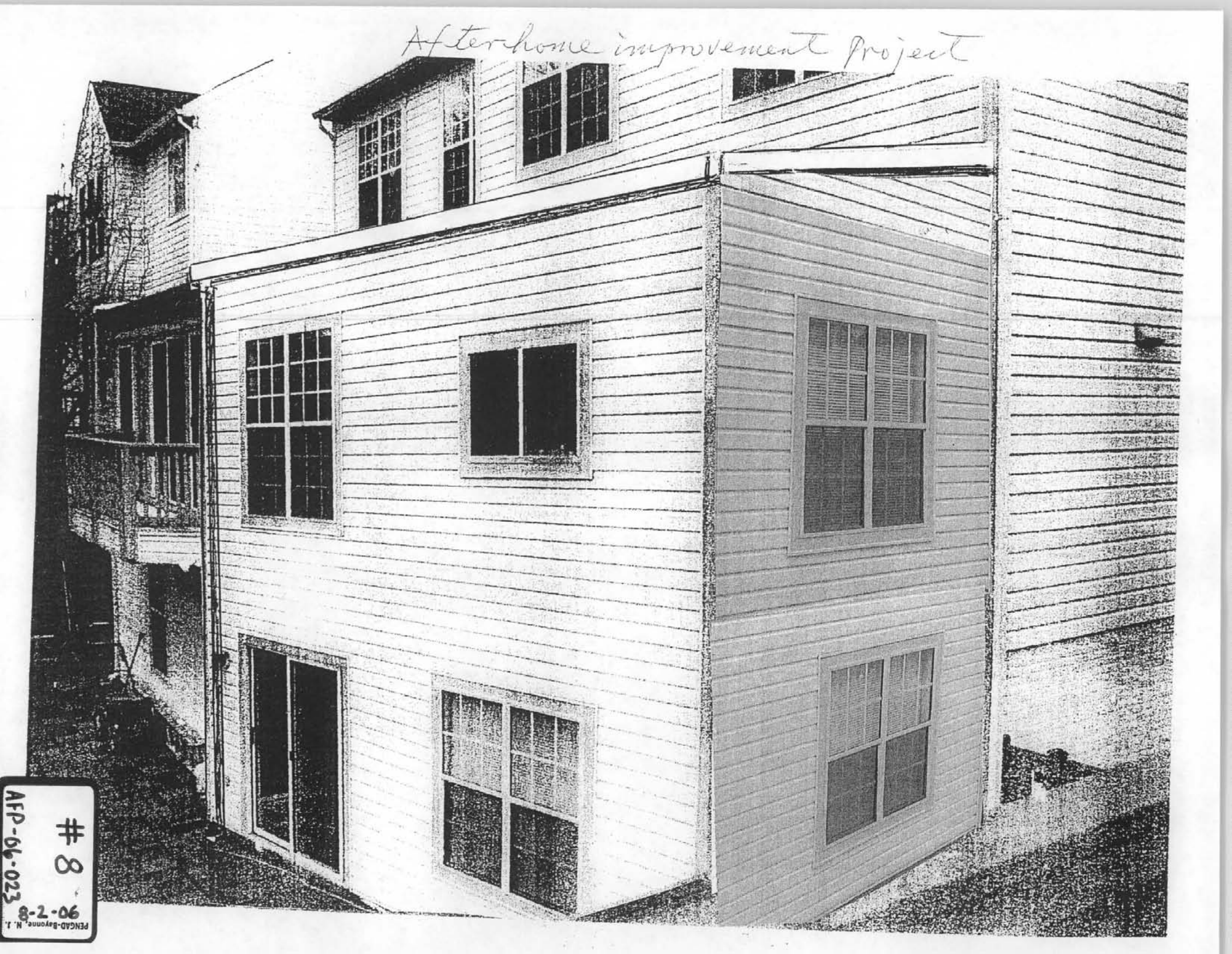
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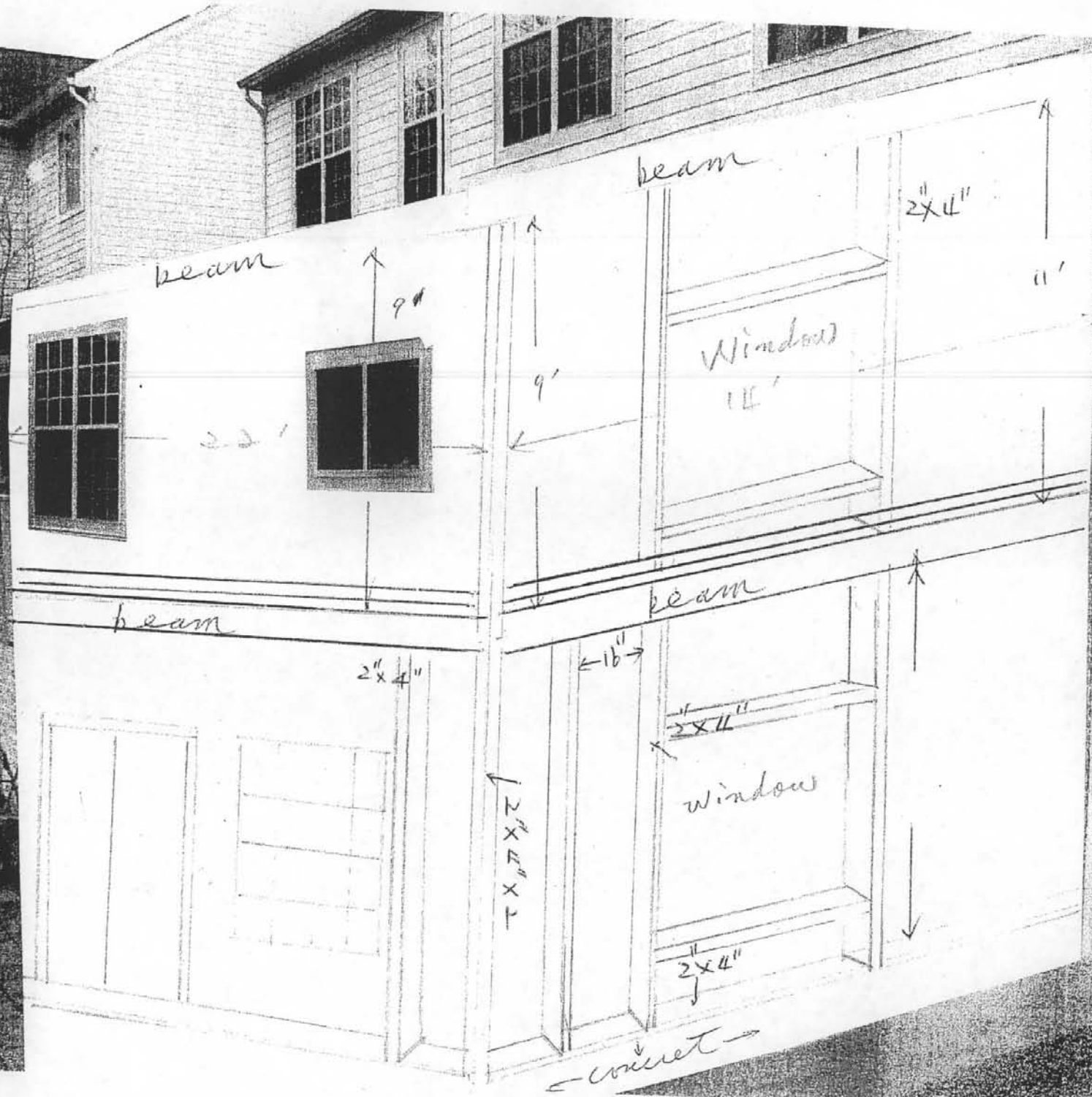


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AFP-06-023
8-2-06
PENGAD-Bayonne, N. J.

Afterhome improvement project

8
AFP-06-023
90-2-8
PENGAD-Bayonne, N. J.





Detail description of construction